

# OFFERING MEMORANDUM

*Turn-Key Office Building*

**FOR  
LEASE**

**RICHARD FENUCCIO**

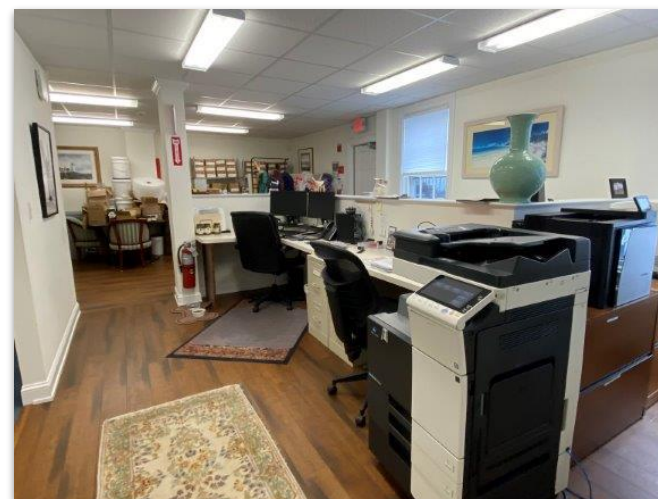
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**13 Willow St**

**FOR LEASE**

**AREA**

**YARMOUTH PORT**

**\$5,000/MO Gross**  
*(Includes CAM + Utilities)*

**±2,389 Sq Ft**

# PROPERTY SPECIFICATIONS

13 Willow St., Yarmouth Port, MA 02675

**Year Built** 1870

**Size** 2,389 Sq. Ft.

**Stories** 1.5

**Address** 13 Willow St

**Style** OFFICE BLD M94

**Book/Page** 16194/0310

**Use Code** 3222/3400

**Parcel ID** 121/97//

**Zoning** R-40



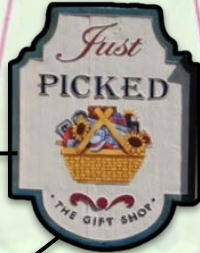


# PROPERTY LOCATION

13 Willow St., Yarmouth Port, MA 02675



**DUNN & SONS**  
Cape Cod FINE WINE  
MASS USA  
YARMOUTH PORT



# INTERIOR PICTURES

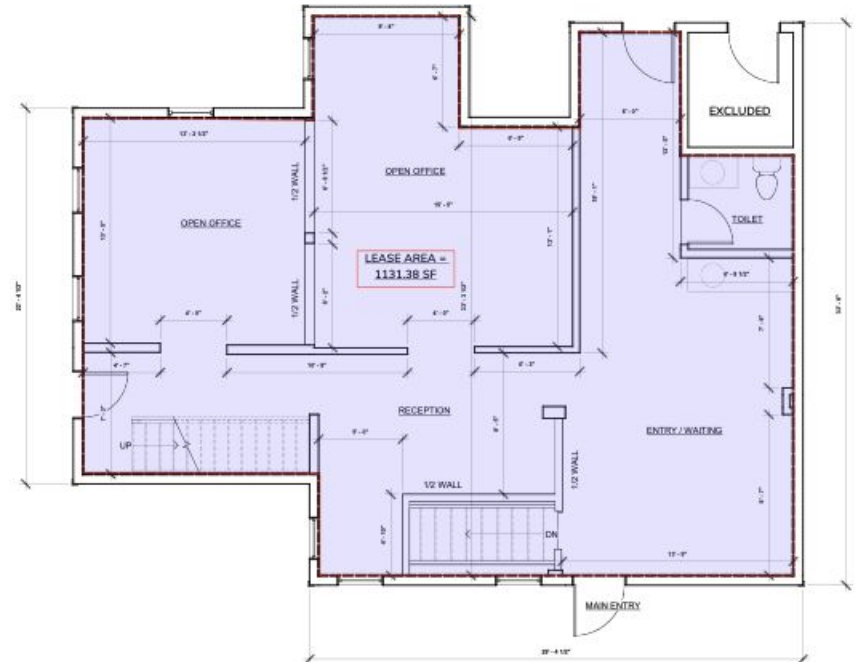
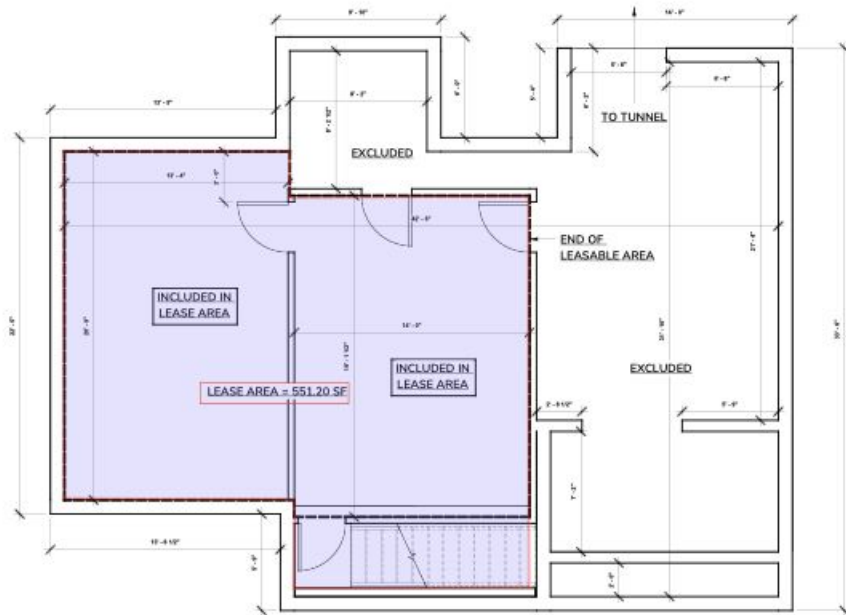
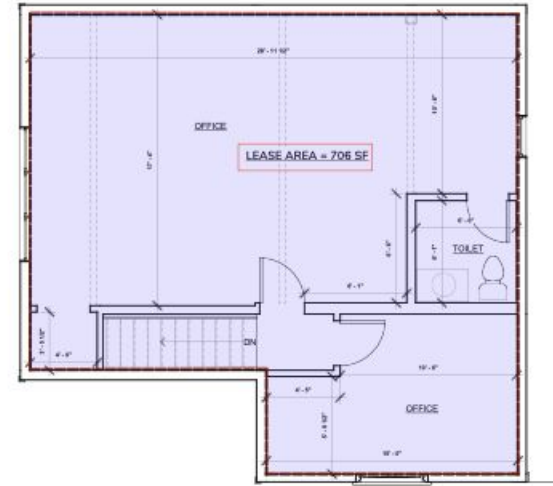
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# FLOOR PLANS

13 Willow St., Yarmouth Port, MA 02675

BUILDING AREA TABLE		
FLOOR	GROSS AREA	NET AREA
BASEMENT	1,299 SF	551.20 SF
FIRST FLOOR	1,276 SF	1,131.38 SF
SECOND FLOOR	771 SF	706.00 SF
TOTALS	3,346 SF	2,388.58 SF



Commercial  
**Realty Advisors**

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## ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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